

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	W.E. Mitchell, Engineer, 4240 Rocklin Rd., Ste. 10, Rocklin, CA 95677				
OWNER	Gary Brooks, 3809 N. Lakeshore Blvd. Loomis, CA 95650				
PLANS BY	W.E. Mitchell, Engineer, 4240 Rocklin Rd., Ste. 10, Rocklin, CA 95677				
FILING DATE	7/18/87	ENVIR. DET.	Neg. Dec. 8/3/87	REPORT BY	SD:tc
ASSESSOR'S-PCL. NO.	117-0132-014				

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 2.5+ acres from Agricultural (A) to Single Family (R-1)
 - C. Tentative Map (P87-298)
 - D. Variance to create lots less than 52 feet wide at the setback line and less than 100 feet deep
 - E. Subdivision Modification to create lots less than 52 feet wide at the setback line and less than 100 feet deep

LOCATION: South of the intersection of Ehrhardt Avenue and La Sombra Way.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 2.5+ acres into 14 single family lots in the Standard Single Family (R-1) zone

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community
Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site: Agricultural: A
Existing Land Use of Site: Residential and detached garage

Surrounding Land Use and Zoning:

North: Residential: R-1
South: Residential: R-1
East: Residential: R-1
West: Residential: R-1

Property Dimensions: 441' x 245'
Property Area: 2.5+ acres
Density of Development: 7.1 d.u. per acre
Topography: Flat
Street Improvements: to be provided
Utilities: to be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 29, 1987, by a vote of five ayes, four absent the Subdivision Review Committee recommended approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

PROJECTS EVALUATION: 002134

Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1986 South Sacramento Community Plan. The site is surrounded by single family residential development. The site is a parcel that has been previously passed over for development and is, therefore, currently zoned Agricultural (A). The applicant is requesting a rezoning to Standard Single Family (R-1). Staff has no objection to the rezoning since it is consistent with the appropriate Community Plan and compatible with surrounding development.

B. Design

The subject site is developed on three sides by existing single family residential development. Village Ridge Court is stubbed to the site on the west. An entrance into the site from Ehrhardt Avenue would be infeasible since it could not intercept Ehrhardt Avenue at a right angle for a distance of 100 feet. Developing the site is, therefore, constrained by existing surrounding development. The applicant has requested Variance/Subdivision Modification to create lots less than 100 feet deep and less than 52 feet wide. Staff has no objection since each lot exceeds minimum area requirements. No further height, area or setback variances will be approved to develop the proposed lots.

C. Garage

In order to comply with the Zoning Ordinance, a garage must be constructed on Lot 7.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .2086 acres of land multiplied by the per value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A Negative Declaration has been filed.

Recommendation: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Recommend approval of the Rezone from Agricultural (A) to Standard Single Family (R-1);
3. Recommend approval of the Tentative Map subject to conditions which follow;
4. Approve the Variance to create lots less than 52 feet wide and less than 100

feet deep based upon Findings of Fact which follow;

5. Recommend approval of the Subdivision Modification to create lots less than 52 feet wide and less than 100 feet deep.

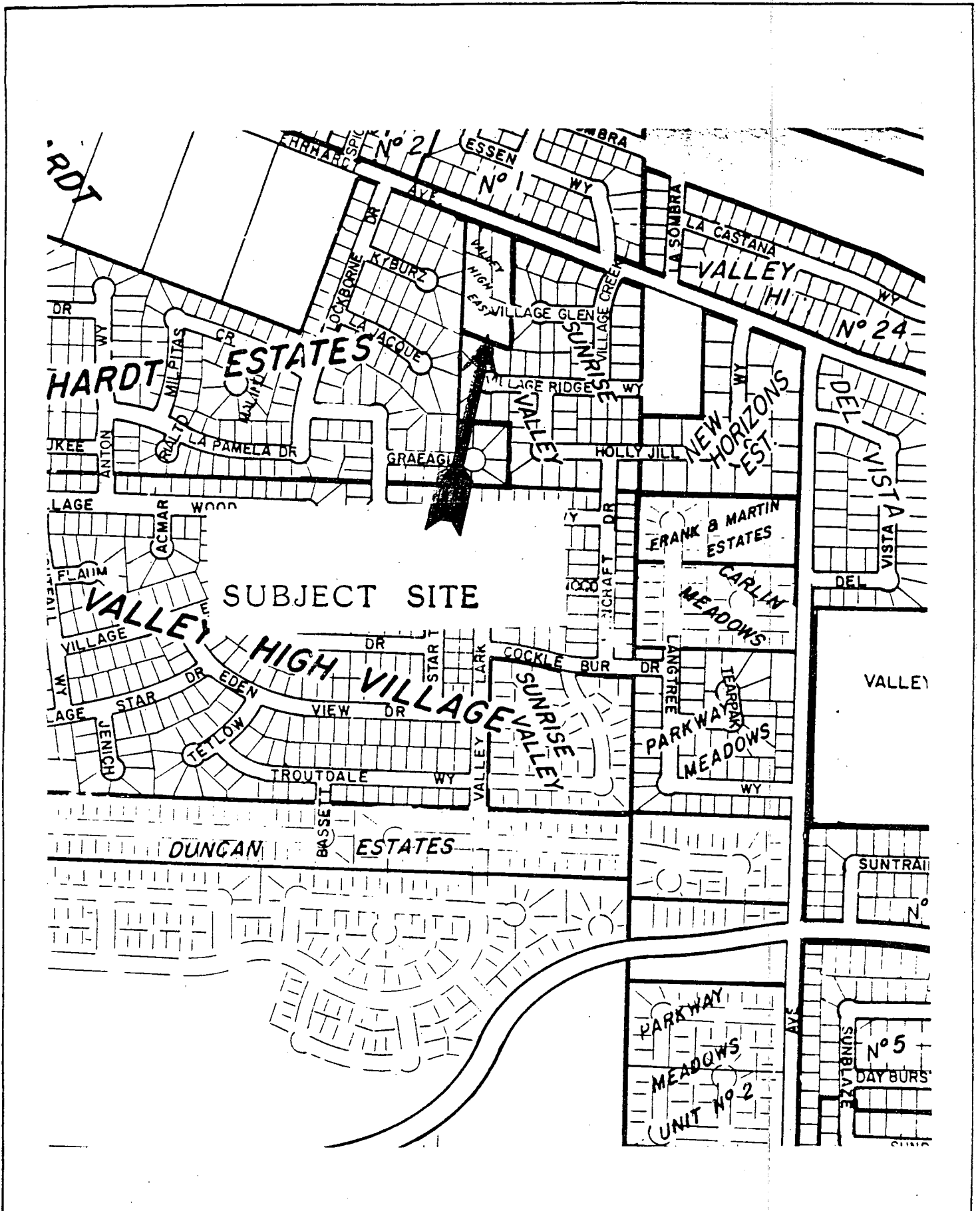
Condition's - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. prepare a sewer and drainage study for the review and approval of the City Engineer;
3. pay off existing assessments, or file the necessary segregation requests for fees to segregate existing assessments if any;
4. pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing to the final map; (2086 ac.)
5. meet all County Sanitation District requirements;
6. submit a soils test prepared by a registered engineer to be used in street design;
7. Lot Lines shall be radial at the right-of-way;
8. grade lots to drain to street, dedicate right-of-way along Ehrhardt Avenue to a 54 foot right-of-way;
9. show all existing easements;
10. dedicate a 12.5 foot P.U.E. for underground and overhead electrical facilities and appurtenances adjacent to all public ways;
11. abandon on-site well under permit to the satisfaction of the City/County Health Department;
12. construct a garage for the house on Lot 7;
13. remove or relocate existing garage on Lot 6;
14. remove abandoned vehicles from site to the satisfaction of City/County Health Department and the City Planning Director.

Findings of Fact - Variance

1. Granting the Variance does not constitute a special privilege extended an individual applicant in that existing development constrains the site making it infeasible to develop standard size lots.
2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the request does not constitute a disservice to the community in that:
 - a. the lots exceed minimum area requirements;
 - b. the project is compatible with the residential character of the neighborhood.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1986 South Sacramento Community Plan and the proposed subdivision conforms with the plan designation.



VICINITY - LAND USE - ZONING

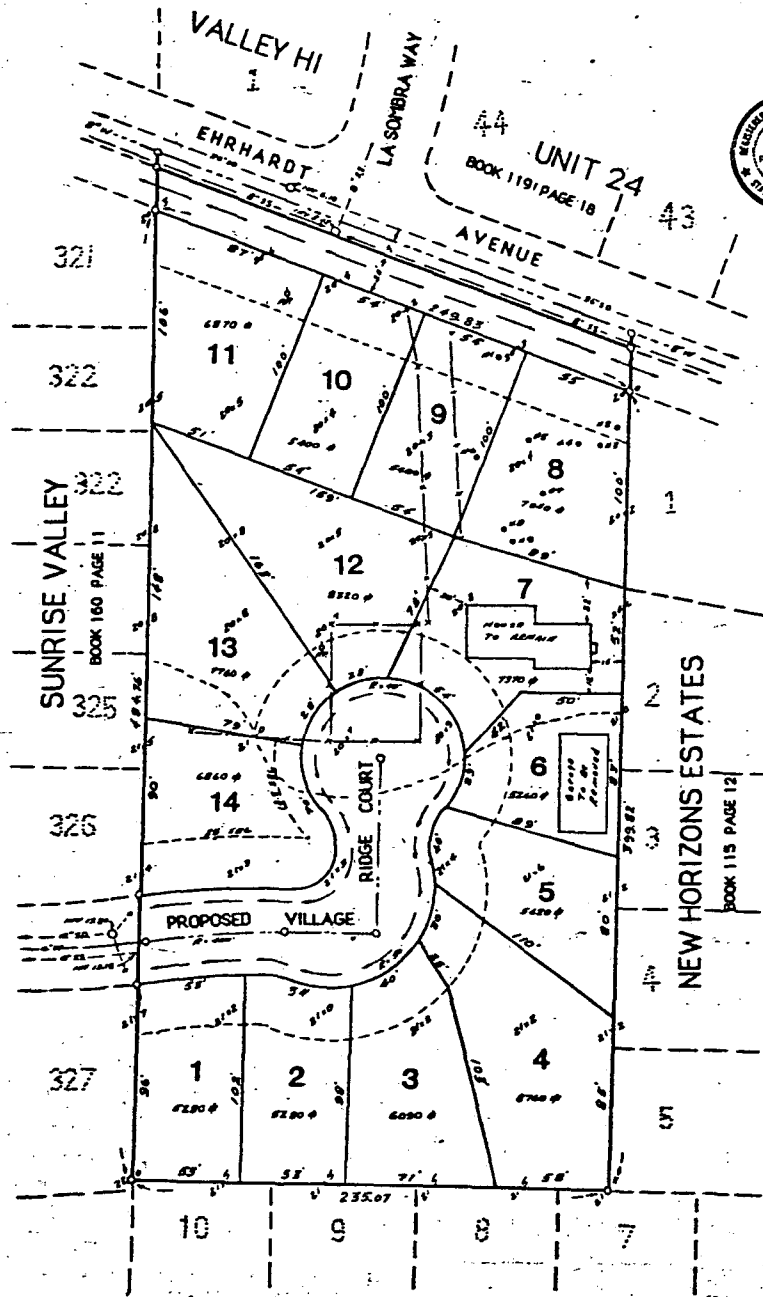
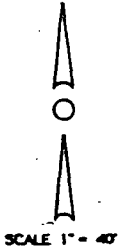
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TENTATIVE SUBDIVISION MAP OF BROOKS COMMONS

CITY OF SACRAMENTO
CALIFORNIA
JUNE 1987

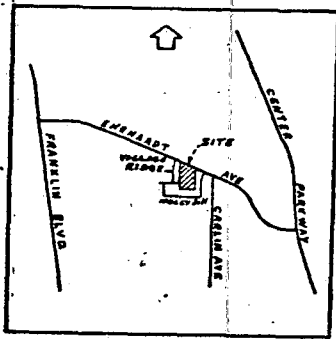
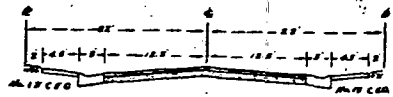


GENERAL INFORMATION

WATER SUPPLY:
CITY OF SACRAMENTO
SEWAGE DISPOSAL:
CITY OF SACRAMENTO
A.P.N.:
117-0132-014
ACREAGE:
2.50 GROSS
2.09 NET
DENSITY:
6.7 D.U./AC
RECORD OWNER:
GARY BROOKS
3807 N. LAKESHORE
LOOMIS, CA. 95650
TELEPHONE: 916-652-7183
SUBDIVIDER:
GARY BROOKS
3807 N. LAKESHORE
LOOMIS, CA. 95650
TELEPHONE: 916-652-7183
ENGINEER:
W.E. MITCHELL RICE 23429
4240 ROCKLIN ROAD, #10
ROCKLIN, CA. 95677
TELEPHONE: 916-624-1629
EXISTING USE & ZONE
1 SINGLE FAMILY DWELLING, R-1
PROPOSED USE & ZONE
14 SINGLE FAMILY LOTS, R-1

TREE LEGEND

1. 10" APPLE - 12' SPREAD
2. 8" APPLE - 10' SPREAD
3. 6" ASH - 8' SPREAD
4. 6" ASH - 8' SPREAD (TO BE REMOVED)
5. 8" ASH - 8' SPREAD (TO BE REMOVED)
6. 6" PEACH - 6' SPREAD
7. 12" MULBERRY - 15' SPREAD (TO BE REMOVED)
8. 10" PINE - DEAD
9. 14" PINE - 16' SPREAD



002189

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